

4-7-130 ENVIRONMENTAL CONSIDERATION – GENERAL REQUIREMENTS AND MINIMUM STANDARDS:

A. PURPOSE:

It is the purpose of this Section to provide for the protection of valuable, irreplaceable environmental amenities and to make urban development as compatible as possible with the ecological balance of the area. Goals are to preserve drainage patterns, protect groundwater supply, prevent erosion and to preserve trees and natural vegetation. This is beneficial to the City in lessening the costs of the development to the City as a whole, and to the subdivider in creating an attractive and healthy environment.

B. ACTION NOT A TAKING:

No action taken herein shall constitute a taking under the laws or constitution of the State or Federal government.

C. ENVIRONMENTAL CONSIDERATIONS:

**A plat, short plat, subdivision or dedication shall be prepared in conformance with the following provisions:**

**1. Land Unsuitable for Subdivision:** Land which is found to be unsuitable for subdivision includes land with features likely to be harmful to the safety and general health of the future residents (such as lands adversely affected by flooding, steep slopes, or rock formations). Land which the Department or the Hearing Examiner considers inappropriate for subdivision shall not be subdivided unless adequate safeguards are provided against these adverse conditions.

a. Flooding/Inundation: If **any portion of the land within the boundary of a preliminary plat is subject to flooding or inundation**, that portion of the subdivision must have the approval of the State according to chapter 86.16 RCW before the Department and the Hearing Examiner shall consider such subdivision.

b. Steep Slopes: A plat, short plat, subdivision or dedication which would result in the creation of a **lot or lots that primarily have slopes forty percent (40%) or greater** as measured per RMC 4-3-050J1a, without adequate area at lesser slopes upon which development may occur, shall not be approved. (Amd. Ord. 4835, 3-27-2000)

**2. Native Growth Protection Area Easement and Minimum Lot Size:** Native growth protection area easements may be included in the minimum lot size of lots created through the subdivision process; provided, that the area of the lot outside of the easement is sufficient to allow for adequate buildable area and yards. (Ord. 4835, 3-27-2000)

**3. Land Clearing and Tree Retention:** Shall comply with RMC 4-4-130, Tree Retention and Land Clearing Regulations.

**4. Streams:**

a. **Preservation:** Every reasonable effort shall be made to preserve existing streams, bodies of water, and wetland areas.

b. **Method:** If a stream passes through any of the subject property, a plan shall be presented which indicates how the stream will be preserved. The methodologies used should include an overflow area, and an attempt to minimize the disturbance of the natural channel and stream bed.

c. **Culverting:** The piping or tunneling of water shall be discouraged and allowed only when going under streets.

d. **Clean Water:** Every effort shall be made to keep all streams and bodies of water clear of debris and pollutants. (Amd. Ord. 4835, 3-27-2000; Ord. 5304, 9-17-2007)